

WEST WINDSOR TOWNSHIP PLANNING BOARD MEETING
REGULAR MEETING
October 6, 2021

The Regular meeting of the Planning Board was called to order at 7:06 pm by Chairman O'Brien in the Senior Center Building at the Municipal Complex.

STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, a notice of this meeting's date, time, location and agenda was mailed to the news media, posted on the township bulletin board and filed with the Municipal Clerk on September 24, 2021.

ROLL CALL AND DECLARATION OF QUORUM

Gene O'Brien, Chair

Michael Karp, Vice-Chair

Hemant Marathe, Mayor

Linda Geevers

Curtis Hoberman

Allen Schectel (arrived at 7:15 pm)

Saju Joseph, Alt. #2 (arrived at 7:12 pm)

ABSENT: Sue Appelget

Anis Baig

Simon Pankove

Jyotika Bahree, Alt. #1

TOWNSHIP CONSULTANT STAFF PRESENT

Martina Baillie, Esq., Attorney (for Gerald Muller, Esq.)

David Novak, PP, Planner

Frank Guzik, PE, Township Engineer

Dan Dobromilsky, LLA, Landscape Architect

Jeffrey L'Amoreaux, PE, Traffic Engineer

Sam Surtees, Land Use Manager and Zoning Officer

CHAIRMAN'S COMMENTS AND CORRESPONDENCE

Zack Weale, 144 Fisher Place: Mr. Weale asked that stormwater management be considered when speaking about tonight's application. Chairman O'Brien told Mr. Weale that comments regarding tonight's application were not being entertained at this time.

John Hinsdale, 38 Quaker Road: Mr. Hinsdale commented that everyone present is wearing a mask. He said there are people not being able to speak to tonight because there is no interactive link to speak, and this limits public participation.

Guy Pierson, 241 Fisher Place: Mr. Pierson stated he does not normally wear a mask.

Tirza Wahrman, 5 Stonelea Drive: Ms. Wahrman repeated the remarks by Mr. Hinsdale.

Chairman O'Brien made a statement citing an email he received from Planning Board Attorney Muller. Attorney Muller corrected Chairman O'Brien and said that accepting questions or comments from members of the public after the

meeting is not permitted because Counsel for the Applicant or an Objector is entitled to cross-examine a member of the public.

APPLICATION (continued from September 22, 2021)

PB20-15 Princeton Junction Train Station Redevelopment
Preliminary/Final Major Site Plan & Subdivision
Block 6, Lots 8, 54, 55.01 & 76; Washington Road & Station Drive
Property Zoned: RP-1 District
MLUL: 10/13/21

Applicant is seeking preliminary and final major subdivision and preliminary and final major site plan approval for the construction of a mixed-used project. The Project proposes the construction of 868 residential units, in 19 buildings, including: 1) 535 apartments units, 2) 150 townhouses, 3) 48 condominium flats, and 4) 135 senior living units (within an assisted living facility). Of the 868 units, 149 units shall be affordable units. The project includes approximately 21,300 square feet of retail and/or restaurant space, parking to support the Project (including two parking garages), public space, stormwater management and other associated infrastructure improvements.

Richard J. Hoff, Jr., Attorney, of Bisgaier Hoff, representing the applicant stated this meeting is being continued from September 22, 2021.

Present giving testimony on behalf of the applicant were:

Ken O'Brien, RA, Architect (Avalon Bay component), LRK Design
Tom Carman, LLA, Landscape Architect, Melillo, Bauer & Carman
Maurice Rached, PE, Traffic Engineer, Colliers Engineering

Ken O'Brien, Architect, was sworn-in by Attorney Baillie and qualified. He provided testimony via the PowerPoint presentation.

Tom Carman, Landscape Architect, was sworn-in by Attorney Baillie and qualified. He gave an overview of the landscaping, site plan, lighting, and the promenade.

Maurice Rached, Traffic Engineer was qualified by the Board and sworn-in by Attorney Baillie. Mr. Rached explained that the County encouraged them to install a roundabout for Washington Road and Route 571. Realignment of the roadways will be much safer. Bike lanes will be installed as well. He further explained the traffic circulation for the property.

Rich Fornaro, Attorney Representing A.I., the bordering property, was sworn-in by Attorney Baillie. Attorney Fornaro stated that A.I. did not consent to this application or enter into any agreement to have their property touched or changed. He explained their objection that regardless of what was advised by Attorney Mueller, the Planning Board does not have jurisdiction. Attorney Fornaro asked Mr. Rached several questions.

9:00 pm -- Chairman O'Brien declared a 10-minute recess.

West Windsor Township Planning Board
Regular Meeting Minutes October 6, 2021

The Township's Planning Board Professionals reviewed outstanding items in their reports.

David Novak, PP, Planner, report dated August 18, 2021

Frank Guzik, PE, Township Engineer, report dated August 18, 2021

Jeffrey L'Amoreaux, PE, Traffic Engineer, reports dated August 18, 2021 and August 20, 2021

Dan Dobromilsky, LLA, Landscape Architect, report dated August 18, 2021

*Chief Timothy Lynch, Fire & Emergency Services, report dated August 28, 2021

*West Windsor Technical Review Committee, report dated August 18, 2021

*These reports were reviewed by Chairman O'Brien.

The hearing will continue on October 13, 2021 with no further noticing required.

Chairman O'Brien adjourned the meeting at 11:04 pm.

Respectfully submitted,

Cynthia Dziura
Recording Secretary